

**BOARD OF ADJUSTMENT
A G E N D A**

Study Session/Luncheon **Wednesday, May 25, 2016**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, May 25, 2016**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Ezekiel Gebrekidane
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

AT OR AFTER 1:30 P.M.

NEW CASES

NEW CASES

**C10-16-05 YARBROUGH DETACHED GARAGE / W. DARREL YARBROUGH /
1610 SOUTH COUNTRY CLUB ROAD, R-1**

The applicant's property is an approximately 11,250 square-foot lot zoned R-1 "Residential". The property, located on Country Club Road, an arterial street identified on the Major Streets and Routes (MS&R) Plan map, is developed with an 861 square foot single-family residence. The applicant proposes to construct a new 1,768 square-foot detached accessory structure (garage) and add a new 929 square-foot addition to the existing residence. The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction. *UDC* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting variances to allow construction of the detached garage in excess of the maximum allowable height;

to allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure; and to allow reduced side and rear perimeter yard setbacks to the new garage, all as shown on the submitted plans.

**C10-16-06 SHAEFFER DETACHED GARAGE / TERRY & AUDREY SHAEFFER /
9951 EAST MILLMAR ROAD, SR**

The applicant's property is an approximately 6.3 acre lot zoned SR "Suburban Ranch". The property is developed with a 4,815 square foot single-family residence. The applicant proposes to construct a new 2,400 square foot detached accessory structure (garage). The proposed construction triggers compliance with Tucson Unified Development Code (UDC) sections applicable to the new construction. UDC sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for residential development in the SR zone, Table 6.3-1.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting a variance to allow construction of the detached garage in excess of the maximum allowable height, all as shown on the submitted plans.

**CLOSE PUBLIC HEARING
OTHER BUSINESS:**

- A. Other Business: Discussion of the functions and survey process of the Board of Adjustment.
- B. Opportunity for public comment
- C. Chairman, Opportunity to Speak on Scheduled Agenda Items
- D. Vice Chairman, Same Opportunity
- E. Members, Same Opportunity
- F. Staff, Same Opportunity
- G. Adjournment